

All properties (...allpro)

AAHC Business Affiliates Stmt of Revenue and Expenses

Period = Jul 2016-Mar 2017

Book = Accrual ; Tree = ysi_is

	AAHDC	AAHDC	Colonial Oaks	Colonial Oaks	New Platt	New Platt	1508 Broadway	1508 Broadway	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017
TENANT INCOME										
Rental Income										
Tenant Rent	0.00	0	\$34,020.00	\$51,660	0.00	0	\$7,737.00	\$7,695	\$41,757.00	\$59,355
Dwelling Rent-Negative	0.00	0	0.00	\$-837	0.00	0	0.00	\$-9	0.00	\$-846
RAD PBV Housing Assistance Payment(HAP)	0.00	0	\$65,539.00	\$68,058	0.00	0	\$55,258.00	\$58,905	\$120,797.00	\$126,963
Bad Debt	0.00	0	\$-2,221.10	0	0.00	0	0.00	0	\$-2,221.10	0
Less: Concessions	0.00	0	\$-223.27	\$-423	0.00	0	0.00	0	\$-223.27	\$-423
Total Rental Income	0.00	0	\$97,114.63	\$118,458	0.00	0	\$62,995.00	\$66,591	\$160,109.63	\$185,049
Other Tenant Income										
Damages	0.00	0	0.00	\$124	0.00	0	0.00	0	0.00	\$124
Late Charges	0.00	0	\$640.00	\$388	0.00	0	\$60.00	0	\$700.00	\$388
Legal Fees - Tenant	0.00	0	\$684.00	\$270	0.00	0	0.00	0	\$684.00	\$270
NSF Charges	0.00	0	\$15.00	0	0.00	0	0.00	0	\$15.00	0
Tenant Owed Utilities	0.00	0	\$525.09	0	0.00	0	0.00	0	\$525.09	0
Total Other Tenant Income	0.00	0	\$1,864.09	\$782	0.00	0	\$60.00	0	\$1,924.09	\$782
NET TENANT INCOME	0.00	0	\$98,978.72	\$119,240	0.00	0	\$63,055.00	\$66,591	\$162,033.72	\$185,831
GRANT INCOME										
RAD PBV Vacancy Payments	0.00	0	\$27,820.00	\$7,542	0.00	0	0.00	0	\$27,820.00	\$7,542
AAHC CFP Funds	0.00	0	\$31,000.00	0	0.00	0	0.00	0	\$31,000.00	0
FHLB Fund Revenue	0.00	0	\$115,685.75	0	0.00	0	0.00	0	\$115,685.75	0
TOTAL GRANT INCOME	0.00	0	\$174,505.75	\$7,542	0.00	0	0.00	0	\$174,505.75	\$7,542
Investment Income - Unrestricted	0.00	\$36	\$370.27	\$224	0.00	0	0.00	0	\$370.27	\$260
Miscellaneous Other Income	\$57.67	0	0.00	0	0.00	0	0.00	0	\$57.67	0
Other Income-Earned Discounts	0.00	0	0.00	\$45	0.00	0	0.00	0	0.00	\$45
Cranbrook Tower Revenue	\$315,817.00	\$18,000	0.00	0	0.00	0	0.00	0	\$315,817.00	\$18,000
Donations	\$730.00	0	0.00	0	0.00	0	0.00	0	\$730.00	0
Developer Fees	\$145,500.00	0	0.00	0	0.00	0	0.00	0	\$145,500.00	0
TOTAL OTHER INCOME	\$146,230.00	0	0.00	0	0.00	0	0.00	0	\$146,230.00	0
TOTAL INCOME	\$462,104.67	\$18,036	\$273,854.74	\$127,051	0.00	0	\$63,055.00	\$66,591	\$799,014.41	\$211,678
EXPENSES										
ADMINISTRATIVE										
Administrative Salaries										
Temporary Help	0.00	0	\$452.25	0	0.00	0	\$145.02	0	\$597.27	0
Contract Employees-Admin	0.00	0	\$932.88	\$3,166	0.00	0	\$299.15	\$1,014	\$1,232.03	\$4,180
Contract Employees-Admin-OT	0.00	0	\$15.01	0	0.00	0	\$4.81	0	\$19.82	0
Contract-Property Management	0.00	0	\$19,109.65	\$17,624	0.00	0	\$5,907.68	\$5,708	\$25,017.33	\$23,332
Contract Property Management-OT	0.00	0	\$1,374.07	\$1,408	0.00	0	\$462.09	\$476	\$1,836.16	\$1,884
Total Administrative Salaries	0.00	0	\$21,883.86	\$22,198	0.00	0	\$6,818.75	\$7,198	\$28,702.61	\$29,396
Legal Expense										
Criminal Background Checks	0.00	0	\$97.00	0	0.00	0	0.00	0	\$97.00	0
General Legal Expense	0.00	\$14	\$891.00	\$1,872	0.00	0	0.00	\$423	\$891.00	\$2,309

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	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017
Hearing Officer Expense	0.00	0	0.00	\$423	0.00	0	0.00	0	0.00	\$423
Total Legal Expense	0.00	\$14	\$988.00	\$2,295	0.00	0	0.00	\$423	\$988.00	\$2,732
Other Admin Expenses										
Staff Training	\$1,879.73	\$432	\$144.17	\$65	0.00	0	0.00	0	\$2,023.90	\$497
Travel	0.00	0	\$22.15	\$45	0.00	0	0.00	0	\$22.15	\$45
Auditing Fees	\$4,320.00	\$760	\$680.00	\$1,800	0.00	0	0.00	\$1,800	\$5,000.00	\$4,360
Management Fee	0.00	0	\$12,679.87	\$7,947	0.00	0	\$6,305.50	\$3,996	\$18,985.37	\$11,943
Bookkeeping Fees	0.00	0	\$1,200.00	0	0.00	0	\$502.50	0	\$1,702.50	0
Office Janitorial Expense	0.00	0	0.00	\$63	0.00	0	0.00	0	0.00	\$63
Consultants	\$3,736.25	\$32	\$2,652.46	0	0.00	0	0.00	0	\$6,388.71	\$32
Inspections	0.00	0	\$505.00	0	0.00	0	\$45.00	0	\$550.00	0
Total Other Admin Expenses	\$9,935.98	\$1,224	\$17,883.65	\$9,920	0.00	0	\$6,853.00	\$5,796	\$34,672.63	\$16,940
Miscellaneous Admin Expenses										
Membership and Fees	\$20.00	0	0.00	0	0.00	0	0.00	0	\$20.00	0
Advertising	0.00	\$28	0.00	0	0.00	0	0.00	0	0.00	\$28
Office Supplies	0.00	0	\$98.08	\$117	0.00	0	0.00	\$108	\$98.08	\$225
Telephone	0.00	0	\$290.91	\$279	0.00	0	\$707.16	0	\$998.07	\$279
Postage	0.00	0	0.00	\$165	0.00	0	0.00	0	\$0.00	\$165
Software License Fees	0.00	0	\$347.56	\$324	0.00	0	0.00	0	\$347.56	\$324
Copiers	0.00	0	0.00	\$18	0.00	0	0.00	\$72	0.00	\$90
Printing Expenses	0.00	\$540	\$20.17	\$171	0.00	0	0.00	0	\$20.17	\$711
Late Fees/Lost Discounts	\$78.00	0	0.00	0	0.00	0	0.00	0	\$78.00	0
Bank Fees	0.00	0	\$74.80	0	0.00	0	0.00	0	\$74.80	0
Other Misc Admin Expenses	\$2,448.11	\$3,456	0.00	\$846	0.00	0	0.00	0	\$2,448.11	\$4,302
Total Miscellaneous Admin Expenses	\$2,546.11	\$4,024	\$831.52	\$1,920	0.00	0	\$707.16	\$180	\$4,084.79	\$6,124
TOTAL ADMINISTRATIVE EXPENSES	\$12,482.09	\$5,262	\$41,587.03	\$36,333	0.00	0	\$14,378.91	\$13,597	\$68,448.03	\$55,192
TENANT SERVICES										
Other Tenant Svcs.	\$768.95	0	0.00	0	0.00	0	0.00	0	\$768.95	0
Tenant Services Support	\$20,058.34	0	\$519.48	\$90	0.00	0	0.00	0	\$20,577.82	\$90
Moving Company Expenses	0.00	0	\$538.65	0	0.00	0	0.00	0	\$538.65	0
TOTAL TENANT SERVICES EXPENSES	\$20,827.29	0	\$1,058.13	\$90	0.00	0	0.00	0	\$21,885.42	\$90
Water	0.00	0	\$8,778.42	\$11,520	\$196.22	\$64	\$1,274.09	\$1,647	\$10,248.73	\$13,231
Electricity	0.00	0	\$1,685.53	\$1,899	0.00	0	\$2,880.77	\$2,898	\$4,566.30	\$4,797
Vacant Unit-Electricity	0.00	0	\$1,807.52	\$504	0.00	\$30	0.00	0	\$1,807.52	\$534
Tenant Owed-Electricity	0.00	0	\$258.46	0	0.00	0	0.00	0	\$258.46	0
Electric - Tenant-Occupied	0.00	0	\$55.59	0	0.00	0	0.00	0	\$55.59	0
Gas	0.00	0	\$32.82	0	0.00	0	\$2,805.11	\$3,411	\$2,837.93	\$3,411
Vacant Unit-Gas	0.00	0	\$1,879.40	\$828	0.00	\$117	0.00	0	\$1,879.40	\$945
Tenant Owed-Gas	0.00	0	\$120.69	0	0.00	0	0.00	0	\$120.69	0
Gas - Tenant-Occupied	0.00	0	\$62.25	0	0.00	0	0.00	0	\$62.25	0
Garbage/Trash Removal	0.00	0	\$89.25	0	0.00	0	0.00	0	\$89.25	0
TOTAL UTILITY EXPENSES	0.00	0	\$14,769.93	\$14,751	\$196.22	\$211	\$6,959.97	\$7,956	\$21,926.12	\$22,918
General Maint Expense										
Contract Employees Maintenance	0.00	0	\$18,347.55	\$20,379	0.00	0	\$6,035.54	\$6,516	\$24,383.09	\$26,895
Contract Employees-Maint-OT	0.00	0	\$1,994.83	\$1,508	0.00	0	\$639.67	\$483	\$2,634.50	\$1,991

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	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017
Maintenance Uniforms	0.00	0	\$112.94	0	0.00	0	0.00	0	\$112.94	0
Safety Supplies	0.00	0	\$30.48	0	0.00	0	0.00	0	\$30.48	0
Vehicle Gas, Oil, Grease	0.00	0	\$271.28	\$180	0.00	0	0.00	0	\$271.28	\$180
Maintenance Facility Rent	0.00	0	\$-0.01	\$675	0.00	0	0.00	0	\$-0.01	\$675
Total General Maint Expense	0.00	0	\$20,757.07	\$22,742	0.00	0	\$6,675.21	\$6,999	\$27,432.28	\$29,741
Materials										
Grounds Supplies	0.00	0	\$188.76	0	0.00	0	0.00	0	\$188.76	0
Electrical Supplies	0.00	0	\$49.55	0	0.00	0	0.00	0	\$49.55	0
Janitorial/Cleaning Supplies	0.00	0	\$13.87	0	0.00	0	0.00	0	\$13.87	0
Maint/Repairs/Supplies	0.00	0	\$3,434.99	0	\$26.59	0	\$3,708.63	0	\$7,170.21	0
Tools and Equipment	0.00	0	\$39.20	0	0.00	0	0.00	0	\$39.20	0
Hardware Supplies	0.00	0	\$5.99	0	0.00	0	\$98.06	0	\$104.05	0
HVAC Supplies	0.00	0	\$368.22	0	0.00	0	\$179.55	0	\$547.77	0
Locks & Keys	0.00	0	\$101.00	0	0.00	0	\$21.24	0	\$122.24	0
Cabinet Supplies	0.00	0	\$-63.14	0	0.00	0	0.00	0	\$-63.14	0
Unit Turn Supplies	0.00	0	\$211.20	0	0.00	0	0.00	0	\$211.20	0
Miscellaneous Supplies	0.00	0	0.00	\$3,879	0.00	\$71	0.00	\$1,989	0.00	\$5,939
Total Materials	0.00	0	\$4,349.64	\$3,879	\$26.59	\$71	\$4,007.48	\$1,989	\$8,383.71	\$5,939
Contract Costs										
Building Repairs Contract Costs	0.00	0	\$142.59	\$522	0.00	0	\$3,180.00	0	\$3,322.59	\$522
Carpet Cleaning Contract Costs	0.00	0	\$550.00	\$72	0.00	0	0.00	\$99	\$550.00	\$171
Decorating/Painting Contract Costs	0.00	0	0.00	\$144	0.00	0	0.00	0	0.00	\$144
Electrical Contract Costs	\$31,292.00	0	0.00	\$126	0.00	0	0.00	\$297	\$31,292.00	\$423
Pest Control-budgeted	0.00	0	\$513.00	\$513	0.00	0	0.00	0	\$513.00	\$513
Floor Covering Contract Costs	0.00	0	\$1,584.04	\$576	0.00	0	\$1,313.16	0	\$2,897.20	\$576
Grounds Contract Costs	0.00	0	\$1,348.00	\$324	\$485.00	0	\$1,576.50	\$918	\$3,409.50	\$1,242
Janitorial/Cleaning Contract Costs	0.00	0	\$900.00	\$702	0.00	0	0.00	0	\$900.00	\$702
Janitorial-Monthly Contract	0.00	0	0.00	0	0.00	0	\$1,353.17	\$450	\$1,353.17	\$450
Plumbing Contract Costs	0.00	0	\$213.00	\$180	0.00	0	\$678.00	\$324	\$891.00	\$504
HVAC Contract Costs	0.00	0	\$1,244.70	\$3,249	0.00	0	0.00	0	\$1,244.70	\$3,249
Vehicle Maintenance Contract Costs	0.00	0	\$344.66	\$99	0.00	0	0.00	0	\$344.66	\$99
Trash Disposal Contract Costs	0.00	0	0.00	0	0.00	0	0.00	\$162	0.00	\$162
Sewer Backups Emergency	0.00	0	\$460.64	\$198	0.00	0	\$305.00	0	\$765.64	\$198
Unit Turn Contract Costs	0.00	0	0.00	\$702	0.00	0	\$7,359.00	\$279	\$7,359.00	\$981
Lawn Care Contract	0.00	0	0.00	\$5,562	0.00	\$812	0.00	\$378	0.00	\$6,752
Lawn Care Contract-Budget for Mowing	0.00	0	\$3,625.00	0	\$780.00	0	\$356.61	0	\$4,761.61	0
Snow Plow Contract	0.00	0	\$14,052.00	\$9,500	\$1,400.00	0	\$1,020.00	0	\$16,472.00	\$9,500
Section 3 Contractor Expense	0.00	0	\$2,335.00	\$540	0.00	0	\$36.00	0	\$2,371.00	\$540
Tenant Stipends	0.00	0	0.00	\$1,458	0.00	0	0.00	\$189	0.00	\$1,647
Contract Costs-Other	0.00	0	0.00	\$1,737	0.00	0	0.00	0	0.00	\$1,737
Total Contract Costs	\$31,292.00	0	\$27,312.63	\$26,204	\$2,665.00	\$812	\$17,177.44	\$3,096	\$78,447.07	\$30,112
TOTAL MAINTENANCE EXPENSES	\$31,292.00	0	\$52,419.34	\$52,825	\$2,691.59	\$883	\$27,860.13	\$12,084	\$114,263.06	\$65,792
GENERAL EXPENSES										
Property Insurance	0.00	0	\$10,176.00	\$7,407	\$579.69	\$304	\$1,343.25	\$1,908	\$12,098.94	\$9,619
Liability Insurance	0.00	0	\$1,393.00	\$981	\$72.00	0	\$1,014.03	\$279	\$2,479.03	\$1,260

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	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017	03/2017
Insurance Proceeds-Credit	0.00	0	\$-5,222.35	0	0.00	0	0.00	0	\$-5,222.35	0
Misc. Taxes/Liscenses/Insurance	0.00	0	0.00	0	\$5,896.63	\$645	0.00	0	\$5,896.63	\$645
TOTAL GENERAL EXPENSES	0.00	0	\$6,346.65	\$8,388	\$6,548.32	\$949	\$2,357.28	\$2,187	\$15,252.25	\$11,524
FINANCING EXPENSE										
Interest Expense	\$38.23	0	0.00	0	0.00	0	0.00	0	\$38.23	0
TOTAL FINANCING EXPENSES	\$38.23	0	0.00	0	0.00	0	0.00	0	\$38.23	0
TOTAL EXPENSES	\$64,639.61	\$5,262	\$116,181.08	\$112,387	\$9,436.13	\$2,043	\$51,556.29	\$35,824	\$241,813.11	\$155,516
NET INCOME	\$397,465.06	\$12,774	\$157,673.66	\$14,664	\$-9,436.13	\$-2,043	\$11,498.71	\$30,767	\$557,201.30	\$56,162